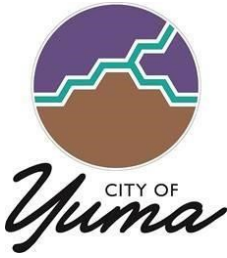


## **Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on August 22, 2022, at 4:30 p.m. at the City Hall, Room #190, One City Plaza, Yuma, AZ.



### **Agenda**

#### **Planning and Zoning Commission Meeting**

**City Hall, Room #190**

**One City Plaza Yuma, AZ**

**Monday, August 22, 2022, 4:30 p.m.**

#### **A. CALL TO ORDER**

- B. CONSENT CALENDAR** – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

##### **B.1 APPROVAL OF MINUTES –**

July 25, 2022

##### **B.2 WITHDRAWALS BY APPLICANT – NONE**

##### **B.3 TIME EXTENSIONS – NONE**

##### **B.4 CONTINUANCES – NONE**

##### **B.5 APPROVALS – NONE**

#### **C. ACTION ITEMS – NONE**

#### **D. PUBLIC HEARINGS –**

**D.1 ZONE-37623-2021:** *This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 5.9 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, for the property located at the southeast corner of 24<sup>th</sup> Street and Avenue 7½E, Yuma, AZ.*

#### **E. INFORMATION ITEMS**

##### **E.1 STAFF**

##### **E.2 COMMISSION**

**E.3 Public** – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## **ADJOURN**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*

**Planning and Zoning Commission Meeting Minutes  
July 25, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 25, 2022 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Vice-Chairman Gregory Counts and Commissioners Branden Freeman, Barbara Beam and Joshua Scott. Chairman Chris Hamel and Commissioner Lorraine Arney were absent. There is one vacancy.

**STAFF MEMBERS** present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Deborah Glogoff, GIS Analyst; Amelia Griffin, Associate Planner and Alejandro Marquez, Administrative Specialist.

**Vice-Chairman Gregory Counts** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** – June 13, 2022 & July 11, 2022

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** – None

**APPROVALS** – None

**Motion by Freeman, second by Beam to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.**

---

**Action Items –**

**ZONE-39954-2022:** *This is a request by Brittnee Elliott on behalf of Redondo Industrial Development, LLC, to rezone approximately 2.5 acres from the Business Park/Aesthetic Overlay (BP/AO) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 888 E. Plaza Circle, Yuma, AZ.*

**Amelia Griffin, Associate Planner;** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

**Brittnee Elliott, 4700 S McClintok Drive Suite 160, Tempe AZ, 85282,** via Zoom was available for questions.

**PUBLIC COMMENT**

None

**Motion by Beam, second by Freeman to APPROVE ZONE-39954-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with two absent and one vacancy.**

---

**ZONE-39962-2022:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Section 06.02 to update the permitted housing types within the Recreation Vehicle Subdivision District (RVS).*

**Amelia Griffin, Associate Planner;** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Freeman, second by Scott to APPROVE ZONE-39962-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.**

---

**ZONE-40002-2022:** *This is a request by The City of Yuma for a Subdivision Code Text Amendment to amend Title 15, Chapter 153 to update provisions related to the Subdivision Code.*

**Alyssa Linville, Assistant Director of Planning;** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

**Motion by Beam, second by Freeman to APPROVE ZONE-40002-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.**

---

**ZONE-40003-2022:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 15, Section 6, to add provisions related to the exterior residential subdivision walls.*

**Alyssa Linville, Assistant Director of Planning;** summarized the staff report and recommended **APPROVAL.**

**QUESTIONS FOR STAFF**

None

**APPLICANT/APPLICANT'S REPRESENTATIVE**

None

**PUBLIC COMMENT**

None

Motion by Freeman, second by Scott to APPROVE ZONE-40003-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

---

**ZONE-40004-2022:** *This is a request by The City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154, Article 17 to update provisions related to the Sign Code.*

**Alyssa Linville, Assistant Director of Planning;** summarized the staff report and recommended APPROVAL.

#### QUESTIONS FOR STAFF

**Commissioner Freeman** referred to section 3C of the proposed Text Amendment, then asked for clarification of what 342 NITS meant. **Linville** replied 342 NITS was the maximum allowed lumination of a sign after dusk. **Counts** asked for the time of which the signs are to reduce their brightness. **Linville** answered at dusk.

#### APPLICANT/APPLICANT'S REPRESENTATIVE

None

#### PUBLIC COMMENT

None

Motion by Freeman, second by Scott to APPROVE ZONE-40004-2022 as presented. Motion carried unanimously, (4-0) with two absent and one vacancy.

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#### INFORMATION ITEMS

##### **Staff**

None

##### **Commission**

None

##### **Public**

None

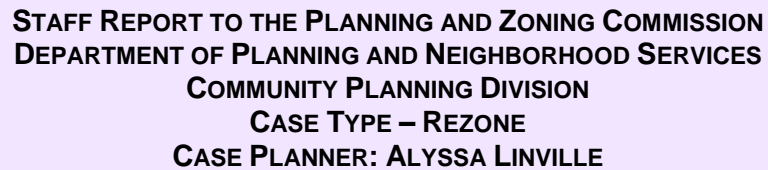
#### ADJOURNMENT

**Vice-Chairman Gregory Counts** adjourned the meeting at 4:54 p.m.

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Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Chairman



**Case Number:** ZONE-37623-2021

This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 5.9 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, for the property located at the southeast corner of 24<sup>th</sup> Street and Avenue 7½E, Yuma, AZ.

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Limited Commercial (B-1)	Undeveloped	Medium Density Residential
North	Low Density Residential/ Public Overlay (R-1-8/P)	Undeveloped	Public/Quasi Public
South	Low Density Residential (R-1-8)	Single-Family Residences	Medium Density Residential
East	Limited Commercial (B-1)	Undeveloped	Commercial
West	Low Density Residential (R-1-8)	Single-Family Residences	Low Density Residential

MESA ELEMENTARY SCHOOL

24TH STREET

24TH PLACE

24TH LANE

UNION DRIVE

AVENUE 7.12 E

LARAMIE WAY

OLIVE ANN LANE

25TH STREET

TOPEKA PLACE

LORENZO LANE

AVENUE 7.34 E

25TH PLACE

26TH STREET

B-1

R-1-8

AWC LOOP ROAD

**Prior site actions:** Annexation: Ord. O97-64 (October 1, 1997); Rezone: Ord. O97-78 (December 3, 1997, AG-B-1)

**Staff Recommendation:** Staff recommends **APPROVAL** of the rezoning from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, subject to the conditions shown in Attachment A.

**Suggested Motion:** Move to **APPROVE** Rezone ZONE-37623-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:** By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 5.9 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, for the property located at the southeast corner of 24<sup>th</sup> Street and Avenue 7½E, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the City of Yuma General Plan.

**Staff Analysis:** The subject property, located along 24<sup>th</sup> Street, between Avenue 7½E and Avenue 7¾E, was annexed into the City of Yuma in 1997 and has remained undeveloped. The applicant is proposing to rezone the property from commercial to residential, with the intent of developing the site with a townhome development. This proposed development will feature 42 units, each on an individually owned parcels. With this request, the applicant is seeking to rezone the property from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District.

**Density**

The Planned Unit Development Overlay (PUD) District states, “ the average lot area per dwelling unit, including common are but excluding area occupied by public or private streets, shall not be less that that required by the zoning district regulations otherwise applicable to the site (§154-14.07(C)(4)).” The R-2 District requires a minimum lot size of 4,500 square feet for small lot single-family subdivisions with a maximum of 72 small lots per 160 acres. The proposed development encompasses approximately 5.9 acres for the entire development, including streets. By excluding the streets, the common area and individual lots total approximately 5 acres. Taking 5 acres and dividing that by the proposed 42 lots, as shown on the site plan (Attachment B), yields an average lot area of 5,224 square feet. Therefore, the proposed development meets the minimum average lot area of 4,500 square feet per dwelling unit, as required by the R-2 District.

**Development Standards**

“Planned Unit Developments are intended to permit greater flexibly and, consequently, more creative and imaginative design for the development of residential areas than generally is possible under conventional zoning designations (§154-14.07 (A)).”

The proposed development with the PUD overlay would allow the following dimensional variations:

- A reduced driveway length from 20 feet to 16 feet.
- A reduced interior garage space from 400 square feet to 350 square feet.
- A decrease in the minimum lot size from 4,500 square feet to 3,200 square feet.
- A reduction in side yard setbacks from 7 feet on each side to zero feet on one of the adjoining sides.
- A reduction in the front yard setback from 20 feet to 2.5 feet.
- A reduction in the rear yard setback from 10 feet to 5 feet for the construction of 100 square foot attached rear patio.
- An increase in maximum lot coverage from 35% to 70%. The increase in lot coverage allows for the future addition of accessory structures.

#### Amenities

“PUDs are further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities and preservation of natural scenic qualities of open spaces (§154-14.07 (A)).”

The applicant has agreed to the following amenities for the proposed PUD:

1. A retention basin featuring a ramada and barbeque grills.
2. Increased exterior architectural features, including: tile roofs, shiplap siding, and a front porch.
3. Each residential lot will feature a cohesive xeriscape landscape design in the front yard, featuring an irrigation system, a drought tolerant shade tree, and accent shrubs.

#### Dwelling Unit Design and Massing Plan

The applicant proposes to develop the property with 42 residential units, each of which will share a common wall with one adjacent property. The units have been designed to reflect that of a farmhouse exterior, featuring a front porch and exterior shiplap siding details. The elevations for these floor plans are available in Attachment C of the staff report.

The massing plan illustrates the arrangement of the units, identifying setbacks, illustrating the local street dimensions and access points to the adjacent roadways, and the sidewalk connections between the residential units and the centralized amenities. The massing plan is provided in Attachment B of the staff report.

The proposed Planned Unit Development Overlay (PUD) District permits an increase in density far beyond what would be allowed under the underlying zoning district. This increase in density is financially beneficial to the applicant. The tradeoff for the increased density is that the applicant provide a higher level of urban amenities and preservation of natural scenic qualities of open spaces for the benefit of the residents of the PUD. The proposed amenities for this phase of development meet the intent for a Planned Unit Development as outlined in the City Code.

### **1. Does the proposed zoning district conform to the Land Use Element?**

Land Use Element:	
Land Use Designation:	Medium Density Residential

Issues:	None							
Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Historic Buildings on Site:	Yes		No	X				

## 2. Are there any dedications or property easements identified by the Transportation Element?

FACILITY PLANS						
Transportation Master Plan	Planned	Existing	Gateway	Scenic	Hazard	Truck
24 <sup>th</sup> Street – 4-Lane Minor Arterial	50 FT H/W ROW	50 FT H/W ROW		X		
Avenue 7 ½ E – Local Street	29 FT H/W ROW	40 FT H/W ROW				
Avenue 7 ¾ E – Local Street	29 FT H/W ROW	40 FT H/W ROW				
Bicycle Facilities Master Plan	24 <sup>th</sup> Street: Existing Bike Lane					
YCAT Transit System	24 <sup>th</sup> Street: Orange Route 2 and Silver Route 9					
Issues:	None					

## 3. Does the proposed rezoning of the property conform to the remaining elements of the general plan?

<b>Parks, Recreation and Open Space Element:</b>									
Parks and Recreation Facility Plan									
Neighborhood Park:	Existing: Desert Ridge Park				Future: Desert Ridge Park				
Community Park:	Existing: None				Future: North Mesa Community Park				
Linear Park:	Existing: None				Future: South Gila Valley Main Canal Linear Park				
Issues:	None								
<b>Housing Element:</b>									
Special Need Household:	N/A								
Issues:	None								
<b>Redevelopment Element:</b>									
Planned Redevelopment Area:	N/A								
Adopted Redevelopment Plan:	North End:		Carver Park:		None:	X			
Conforms:	Yes		No		N/A				
<b>Conservation, Energy &amp; Environmental Element:</b>									
Impact on Air or Water Resources	Yes		No	X					
Renewable Energy Source	Yes		No	X					
Issues:	None								
<b>Public Services Element:</b>									
<b>Population Impacts</b> Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			<b>Dwellings &amp; Type</b> <i>Single Family</i>		<b>Projected Population</b>	<b>Police Impact</b>	<b>Water Consumption</b>		<b>Wastewater Generation</b>
			Maximum	Per Unit		Officers	GPD	AF	GPD
			42	3.0	126	0.24	26,082	29.2	8,820
			Minimum						
			42	3.0	126	0.24	26,082	29.2	8,820
Fire Facilities Plan:	Existing: Fire Station No. 5					Future: Fire Station No. 5			
Water Facility Plan:	Source:	City	X	Private		Connection:	10" and 8" PVC		



Sewer Facility Plan:	Treatment:	City	X	Septic		Private		Connection: 8" PVC	
Issues:	None								
<b>Safety Element:</b>									
Flood Plain Designation:	Flood Zone X			Liquefaction Hazard Area:		Yes		No	X
Issues:	None								
<b>Growth Area Element:</b>									
Growth Area:	Araby Rd & Interstate 8			Arizona Ave & 16 <sup>th</sup> St			Avenue B & 32 <sup>nd</sup> St.		
	North End		Pacific Ave & 8 <sup>th</sup> St			Estancia		None	X
Issues:	None								

**4. Does the proposed rezoning conform to the adopted facilities plan?**

Yes.

**5. Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?**

Yes.

**Public Comments Received:** Yes.

Name:	Anthony Padilla				Contact Information:					
Method of Contact:	Phone		FAX		Email	X	Letter		Other	
<p>Hello ma'am I am a resident living in the proposed housing construction in front of desert Mesa school by AWC. I have a concern on the proposed exits on the housing projects as I feel that residents there will be turning right to turn left on the corner of 7 1/2 E and 24 street are going to cause traffic issues especially when children are let out from school I attempted to turn right into the left turn lane as an experiment and there simple is not enough room especially if there's vehicles in that left turn lane. This needs someone's attention to remedy this issue if the project moves forward thank you.</p>										

**Agency Comments:** See Attachment F.

**Neighborhood Meeting Comments:** See Attachment G.

**Proposed conditions delivered to applicant on:** 08/15/2022

**Final staff report delivered to applicant on:** 08/18/2022

☒ Applicant agreed with all of the conditions of approval on: 08/17/2022

**Attachments**

A	B	C	D	E	F
Conditions of Approval	Site and Massing Plan	Elevations	Floor Plans	Agency Notifications	Agency Comments

G	H	I	J	K
Neighborhood Meeting Comments	Neighbor Notification List	Neighbor Postcard	Neighbor Letter	Aerial Photo

**Prepared By:** *Alyssa Linville*

**Date:** August 17, 2022

Alyssa Linville,  
Assistant Director

[Alyssa.linville@yumaaz.gov](mailto:Alyssa.linville@yumaaz.gov) (928)373-5000, ext. 3037

**ATTACHMENT A**  
**CONDITIONS OF APPROVAL**

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Assistant Director (928) 373-5000, x 3037:**

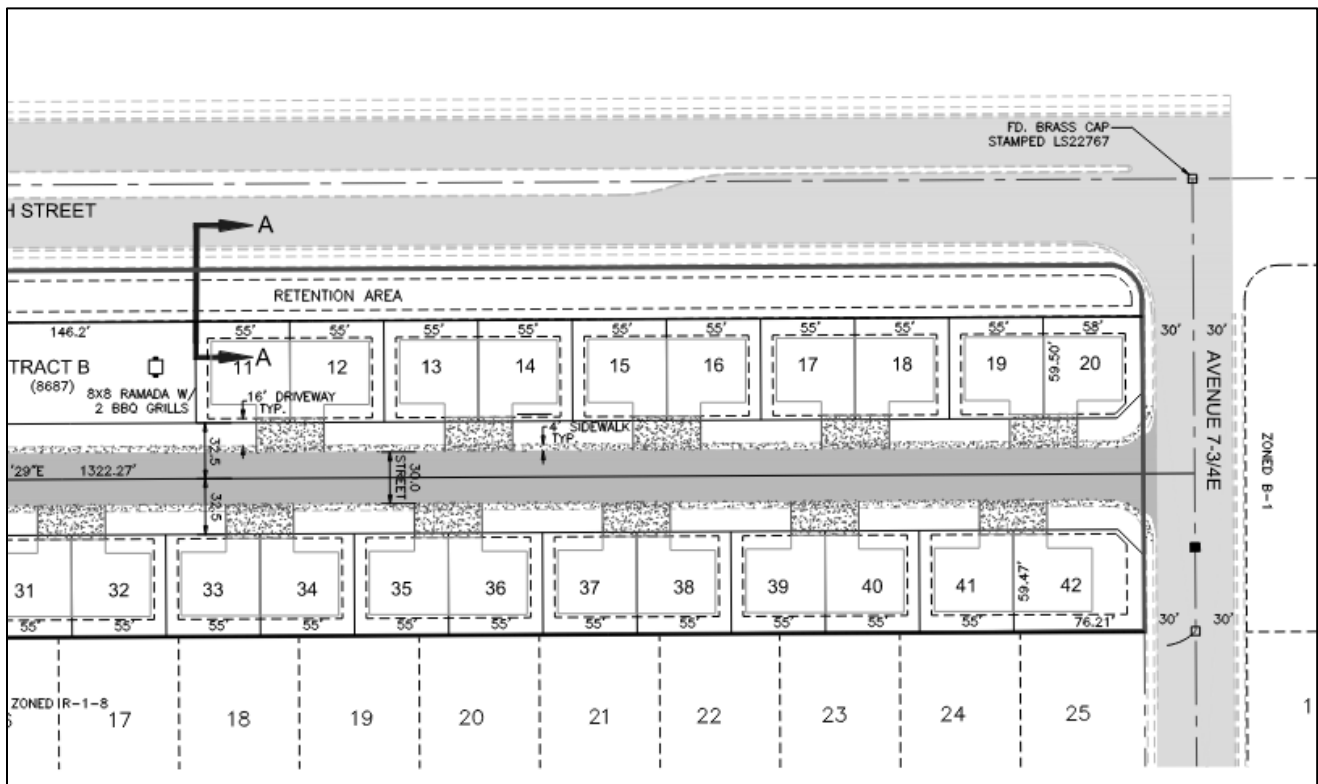
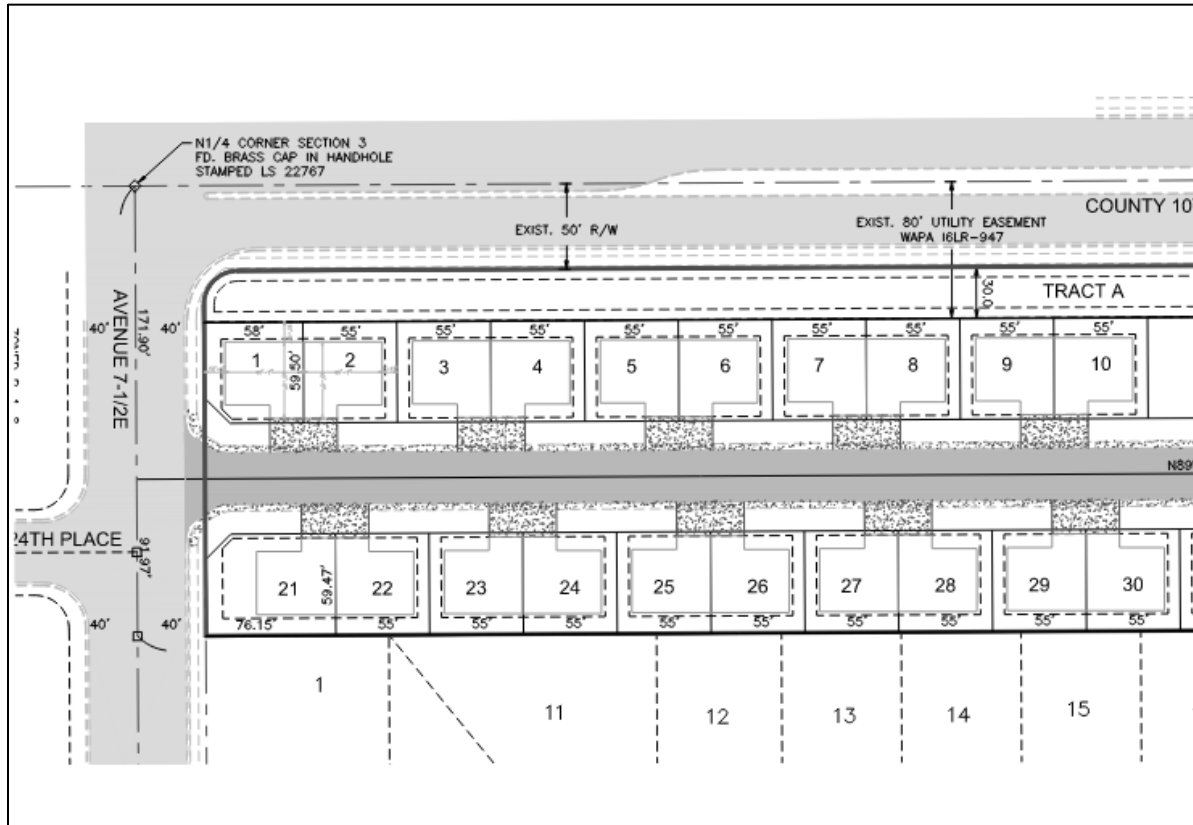
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.
3. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

**Community Planning, Alyssa Linville, Assistant Director (928) 373-5000, x 3037:**

4. The common area/retention basin shall be design to include at a minimum, one ramada and two barbeque grills.
5. A homeowner's association shall be established to maintain the amenities within the common area/retention basin.
6. Increased exterior architectural features shall include tile roofs shiplap siding, and a front porch.
7. Xeriscape landscape design in the front yards featuring an irrigation system, a drought tolerant shade tree planted within four to eight feet of the sidewalk, and accent shrubs.
8. Each of the conditions listed above shall be completed within two (2) years of the effective date of the rezoning ordinance or prior to the issuance of a Building Permit, Certificate of Occupancy or City of Yuma Business License for this site, whichever occurs first. If the conditions of approval are not completed within the above timeframe then the rezone shall be subject to ARS § 9-462.01.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

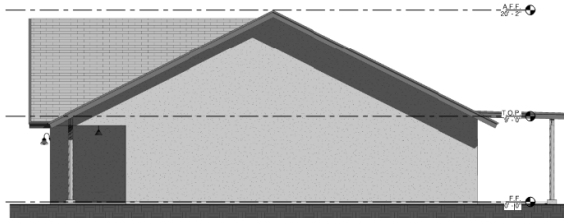
# **ATTACHMENT B** **CONCEPTUAL SITE AND MASSING PLAN**



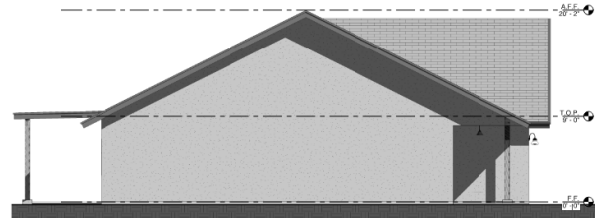
# ATTACHMENT C ELEVATIONS



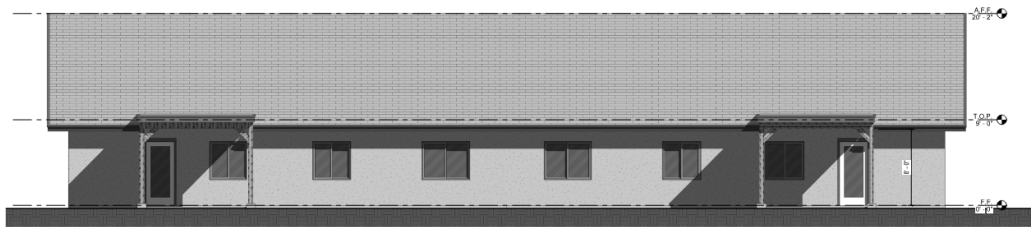
**PERSPECTIVE**



**RIGHT ELEVATION**  
1/4" = 1'-0"



**LEFT ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"

[illegible]
$$1/4^n = 1^i - 0^n$$

## ATTACHMENT E AGENCY NOTIFICATIONS

- Legal Ad Published: **The Sun** (07/29/22)
- 300' Vicinity Mailing: (07/05/22)
- 34 Commenting/Reviewing Agencies noticed: (07/07/22)
- Site Posted on: (07/09/22)
- Neighborhood Meeting: (07/18/22)
- Hearing Date: (08/22/22)
- Comments due: (07/18/22)

<b>External List (Comments)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Yuma County Airport Authority	Yes	07/11/2022	X		
Yuma County Engineering	NR				
Yuma County Public Works	NR				
Yuma County Water Users' Assoc.	Yes	07/18/2022	X		
Yuma County Planning & Zoning	Yes	07/14/2022	X		
Yuma County Assessor	NR				
Arizona Public Service	NR				
Time Warner Cable	NR				
Southwest Gas	NR				
Qwest Communications	NR				
Bureau of Land Management	NR				
YUHS District #70	NR				
Yuma Elem. School District #1	NR				
Crane School District #13	NR				
A.D.O.T.	Yes	07/12/2022	X		
Yuma Irrigation District	NR				
Arizona Fish and Game	NR				
USDA – NRCS	NR				
United States Postal Service	NR				
Yuma Metropolitan Planning Org.	NR				
El Paso Natural Gas Co.	NR				
Western Area Power Administration	Yes	07/26/2022		X	X
<b>City of Yuma Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Police	NR				
Parks & Recreation	NR				
Development Engineer	NR				
Fire	Yes	07/11/2022	X		
Building Safety	NR				
City Engineer	NR				
Traffic Engineer	NR				
MCAS / C P & L Office	Yes	07/18/2022			X
Utilities	NR				
Public Works	NR				
Streets	NR				

**ATTACHMENT F**  
**AGENCY COMMENTS**

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☒ Condition(s)

☐ No Condition(s)

☐ Comment

Enter conditions here: Subject parcel (APN 698-07-123) is located near a known flight path and a Weapons and Tactics Instructors (WTI) Course landing site (Arizona Western College). It is requested that Aviation easement be recorded that recognizes the noise, interference or vibrations due to aviation operations that may occur at the nearby Marine Corps Air Station Yuma / Yuma International Airport Aviation Complex and its associated flight paths. Please send a copy of the recorded easements to MCASYUMA\_CPLO@usmc.mil. Thank you for the opportunity to review and comment.

DATE: 18 July 2022      NAME: Antonio Martinez      TITLE: Community Liaison Specialist  
CITY DEPT: MCAS Yuma  
PHONE: 928-269-2103  
RETURN TO: Alyssa Linville  
Alyssa.Linville@YumaAZ.gov



---

☒ COMMENT

☐ NO COMMENT

*Enter comments below:*

Western Area Power Administration (WAPA) does not object to the rezoning of the subject property, but WAPA has an easement on the North 30 feet of the subject property (identified as Tract A on the Site Plan). Please have the developer contact WAPA prior to any construction activities to apply for a License Agreement to review the proposed construction activities within WAPA's right of way.

DATE: 7/26/22      NAME: Dennis Patane      TITLE: Realty Specialist  
AGENCY: Western Area Power Administration-DSW Region  
PHONE: 602 605-2713  
RETURN TO: Alyssa Linville  
Alyssa.Linville@YumaAZ.gov

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**ATTACHMENT G**  
**NEIGHBORHOOD MEETING COMMENTS**

**Date Held:** July 18, 2022

**Location:** On-Site

**Attendees:** Alyssa Linville, City of Yuma; Lane Heida, Spencer Companies; Nathan Heida, Hideaway Home Builders; Craig Colvin, Colvin Engineering; and 7 neighbors in attendance.

**SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:**

- **NEIGHBORS ASKED ABOUT THE CHARACTER OF THE HOMES, APPRECIATED THAT THE UNITS WOULD BE SINGLE-STORY.**
- **NEIGHBORS ASKED ABOUT THE ESTIMATED SALE AMOUNT PER UNIT. THE AGENT EXPLAINED ABOUT THE CURRENT MARKET AND THE UNCERTAINTY OF WHAT THE PRICE MAY BE ONCE DEVELOPMENT WAS COMPLETE; HOWEVER, THE AGENT DID STATE THAT THE TARGET MARKET WAS YOUNG FAMILIES, YOUNG PROFESSIONALS, MILITARY, AND RETIREES.**
- **NEIGHBOR WAS CONCERNED ABOUT THE LOSS OF VIEWSHED.**
- **NEIGHBORS VOICED CONCERNS REGARDING THE POTENTIAL IMPACT ON TRAFFIC.**
- **NEIGHBORS WERE CONCERNED ABOUT THE POTENTIAL FOR SHORT TERM RENTAL PROPERTIES. AGENT INFORMED THE NEIGHBORS THAT A BUYER IS REQUIRED TO LIVE ON THE PROPERTY FOR A MINIMUM OF TWO YEARS.**
- **NEIGHBORS WERE CONCERNED ABOUT THE POTENTIAL DECREASE IN THEIR PROPERTY VALUE.**



**ATTACHMENT H**  
**NEIGHBOR NOTIFICATION LIST**

<b>Property Owner</b>	<b>Mailing Address</b>	<b>City/State/Zip Code</b>
HARDKNOCKS LIMITED PARTNERSHIP	190 S MADISON AVE STE 2	YUMA, AZ 85364
EVANS CHRISTOPHER ROBERT	PO BOX 26121	YUMA, AZ 85367
JONSON ERIC E	7724 E OLIVE ANN LN	YUMA, AZ 85365
LUQUIN ROGELIO P	7480 E 24TH PL	YUMA, AZ 85365
SCHULTZ SPENCER J	7604 E 25TH ST	YUMA, AZ 85365
BENDER CHARLES R & BRANDI L	7594 E OLIVE ANN LN	YUMA, AZ 85365
PEREZ ELLIAZ GONZALEZ & SHAUNTE A	2458 S LARAMIE WAY	YUMA, AZ 85365
MUNOZ ALFREDO	7482 E 24TH LN	YUMA, AZ 85364
BUTLER JOSHUA C & MEGAN M	7549 E OLIVE ANN LN	YUMA, AZ 85365
SMITH JUSTIN H	7627 E OLIVE ANN LN	YUMA, AZ 85365
MUNIZ JESSICA	7626 E 25TH ST	YUMA, AZ 85365
OGREN PATRICIA & BRODY	7668 E 25TH ST	YUMA, AZ 85365
WINELAND SETH A &	7712 E OLIVE ANN LN	YUMA, AZ 85365
VALDEZ TRUST 7-21-2020	7562 E OLIVE ANN LN	YUMA, AZ 85365
TRAYLOR LYNN	7475 E 24TH LN	YUMA, AZ 85365
LOYA SYLVIA M	9228 CATTAIL CT SW	ALBUQUERQUE, NM 87121
PATANE STEPHEN M	7585 E OLIVE ANN LN	YUMA, AZ 85365
KENNEDY YVONNE M	2468 S LARAMIE WAY	YUMA, AZ 85365
VIDRIO EDWARD P &	13585 E 55TH ST	YUMA, AZ 85365
SHIPPEN EDWARD W TRUST 06-05-2007	7678 E OLIVE ANN LN	YUMA, AZ 85365
SCHAEFFER JUSTIN	10583 E 34TH ST	YUMA, AZ 85365
2115 ARIZONA AVENUE LP AZ LTD PART	3497 S WOODPECKER DR	YUMA, AZ 85365
LAW JOHN W	7572 E OLIVE ANN LN	YUMA, AZ 85365
GROSVENOR MARTINEZ A & DELMA A JT	7470 E 24TH PL	YUMA, AZ 85365
MYERS SCOTT A & CHRISTINE E JT	2467 S AVENUE 7 1/2E	YUMA, AZ 85365
LORONA DAVID J & ALICIA JT	7584 E 25TH ST	YUMA, AZ 85365
RENAUD EDMOND P K JR & ELIZABETH L K JT	10179 S AVENUE 7 1/2 E	YUMA, AZ 85365
RAY MONTE D & LINDA W JT	7735 E OLIVE ANN LN	YUMA, AZ 85365
MCLEMORE ROBERT & SUZANN	13319 S AVENUE 4 1/4 E	YUMA, AZ 85365
MONTES MAURICIO & SARAN JT	7616 E 25TH ST	YUMA, AZ 85365
STODDARD ANGELA	7552 E 25TH ST	YUMA, AZ 85365
BARRON CYNTHIA	7534 E OLIVE ANN LN	YUMA, AZ 85365

<b>HOLMES JAMES R &amp; ILIANA M TRUST 7-26-04</b>	7679 E OLIVE ANN LN	YUMA, AZ 85365
<b>SAWYER M C TRUST 4-11-2014</b>	2455 S AVENUE 7 1/2E	YUMA, AZ 85365
<b>JOHNSON ELAINE E &amp;</b>	7563 E OLIVE ANN LN	YUMA, AZ 85365
<b>ARIZONA WESTERN COLLEGE POLITICAL SUB</b>	PO BOX 929	YUMA, AZ 85366
<b>KRUEGER ALEXANDRA</b>	7723 E OLIVE ANN LN	YUMA, AZ 85365
<b>KLINE RACHEL</b>	215 GENTILLY DR	KATY, TX 77450
<b>YUMA COUNTY OF</b>	198 S MAIN ST	YUMA, AZ 85364
<b>JOHNSON JEFFERY</b>	7626 E OLIVE ANN LN	YUMA, AZ 85365
<b>BRANTLEY-STOKES VIVIAN TRUST 5-15-2018</b>	7689 E OLIVE ANNE LN	YUMA, AZ 85365
<b>LEON BACILIO LLAMAS &amp; JANET</b>	7562 E 25TH ST	YUMA, AZ 85365
<b>FORNOF DAVID W &amp; ARLENE D JT</b>	7647 E OLIVE ANN LN	YUMA, AZ 85365
<b>HEIDNER WILLIAM J &amp; MILDRED B JT</b>	7605 E OLIVE ANN LN	YUMA, AZ 85365
<b>GARCIA CASEY JO &amp; HENRY GEORGE</b>	7658 E 25TH STREET	YUMA, AZ 85365
<b>ARZATE TRINIDAD F &amp; CARMEN JT</b>	7646 E OLIVE ANN LN	YUMA, AZ 85365
<b>SHIPPEN EDWARD W TRUST 06-05-2007</b>	7678 E OLIVE ANN LN	YUMA, AZ 85365
<b>LEARD JOHN P &amp; JACQUALYN L CPWROS</b>	7604 E OLIVE ANN LN	YUMA, AZ 85365
<b>PADILLA ANTHONY</b>	2480 S LARAMIE WAY	YUMA, AZ 85365
<b>SCHULTZ WILLIAM C</b>	7736 E OLIVE ANN LN	YUMA, AZ 85365
<b>ACOSTA VIRGEN XOCHITL</b>	7462 E 24TH LN	YUMA, AZ 85367
<b>LOPEZ JUAN JOSE &amp; ROSAURA M CPWROS</b>	7594 E 25TH ST	YUMA, AZ 85365
<b>ESTRADA MARIA</b>	7485 E 24TH LN	YUMA, AZ 85365
<b>HURTADO MARTHA O</b>	7669 E OLIVE ANN LN	YUMA, AZ 85365
<b>SCHILDERS WAYNE &amp; MYONG JT</b>	7711 E OLIVE ANN LN	YUMA, AZ 85364
<b>KHAN MOHAMMAD M TRUST 4-15-97</b>	1115 S BARDEAUX AVE	YUMA, AZ 85364
<b>VOGT STEFANIE</b>	7658 E OLIVE ANN LN	YUMA, AZ 85365
<b>DIMINO GIOVANNI &amp; REGINA R C JT</b>	7616 E OLIVE ANN LN	YUMA, AZ 85365
<b>KELLAND MARK R &amp; MARISOL A TRUST 8-18-2018</b>	8091 E ADOBE RIDGE RD	YUMA, AZ 85365
<b>GUTIERREZ CHRISTOPHER &amp; TIANNA RAE</b>	7552 E OLIVE ANN LN	YUMA, AZ 85365
<b>JONES RICHARD</b>	7472 E 24TH LN	YUMA, AZ 85365
<b>KHAN MOHAMMAD M TRUST 4-15-97</b>	1115 S BARDEAUX AVE	YUMA, AZ 85364
<b>PETERSEN COURTNEY &amp; BRETT</b>	7573 E OLIVE ANN LN	YUMA, AZ 85365
<b>SIMMONS KEITH &amp; PAOLA JT</b>	7637 E OLIVE ANN LN	YUMA, AZ 85365
<b>AGUILERA OSVALDO &amp; MARIA I JT</b>	356 RAINIER DR	SALINAS, CA 93906
<b>ARIZONA WESTERN COLLEGE POLITICAL SUB</b>	PO BOX 929	YUMA, AZ 85366
<b>CISNEROS ANTONIO &amp; MARISSA JT</b>	7460 E 24TH PL	YUMA, AZ 85365
<b>GREGSTON CLINTON R &amp; MARIA L JT</b>	7636 E OLIVE ANN LN	YUMA, AZ 85365
<b>ZAVALA RAFAEL &amp; MARIETTA STARBUCK</b>	7584 E OLIVE ANN LN	YUMA, AZ 85365
<b>SYLVIS JOSEPH DAVID &amp; SAMANTHA JO</b>	204 ROBERT ALAN DR	JACKSONVILLE, NC 28546

<b>CANNON MARTY</b>	7481 E 24TH PL	YUMA, AZ 85365
<b>VILLANUEVA JULIAN</b>	7617 E OLIVE ANN LN	YUMA, AZ 85365
<b>BENSUR CYNTHIA L</b>	7659 E OLIVE ANN LN	YUMA, AZ 85365

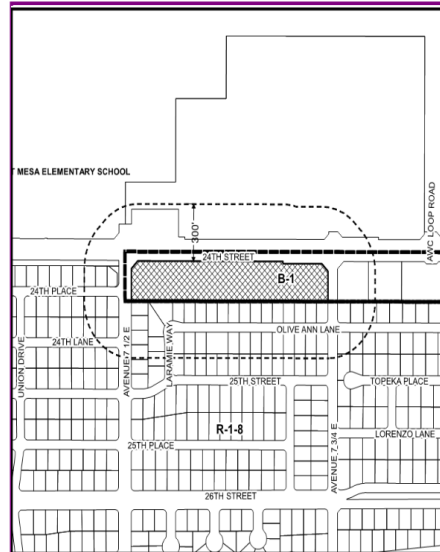
**ATTACHMENT I  
NEIGHBOR MAILING**

This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone 8 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development (R-2/PUD), for the property located at the southeast corner of 24<sup>th</sup> Street and Avenue 7 1/2 E, Yuma, AZ.

**MEETING DATE,  
TIME & LOCATION  
FOR CASE #  
ZONE-37632-2021**

**NEIGHBORHOOD MEETING**  
7/18/22 @ 5PM  
ON-SITE

**PUBLIC HEARING**  
8/22/22 @ 4:30pm  
City Hall, Room 190  
One City Plaza, Yuma, AZ



Because you are a neighbor within 300' of the southeast corner of 24th Street & Avenue 7 1/2 E Yuma, AZ you are invited to attend the neighborhood meeting and public hearing to voice your comments. If you have questions or wish to submit written comments, please contact Alyssa Linville by phone at (928) 373-5000 ext. 3037 or by email at [Alyssa.Linville@YumaAz.gov](mailto:Alyssa.Linville@YumaAz.gov)

ATTACHMENT J  
NEIGHBOR LETTER

July 18, 2022

JULIAN VILLANUEVA  
7617 E. Olive Ann Ln.  
YUMA, ARIZONA 85365

Alyssa Linville  
City of Yuma Assistant Director of Community Development  
One City Plaza  
YUMA, ARIZONA 85364

Re: Rezoning Request Concerning the  
Property at Southeast Corner of 24<sup>th</sup> Street  
and Avenue 7 1/2 E to Avenue 7 3/4 E

Dear Ms. Linville,

Herewith, I am writing regarding the above referenced property. My legal standing regarding my input concerning the rezoning request by Colvin Engineering on behalf of HandKnocks Limited Partnership is the fact that I reside within 300 feet of the referenced property. I have lived in my current home for a period of seventeen years.

I am hereby informing you that I am vehemently opposed to the approval to rezone the property from Limited Commercial (B-1) District to the Medium Density Residential / Planned Unit Development (R-2/PUD. I am against building more residences on the property regardless of the density of the housing units. I would also be against building two four acre mansions with the value of ten million dollars each.

Those eight acres in question to be rezoned were and are zoned B-1 as a matter of delayed gratification that along a future timeline the property would be developed with the specific intention of building small businesses that will provide essential and/or needed services to the neighborhood community whenever such services are specifically identified and they make economic and financial sense.



It is the bald-faced obligation of each and every single person with legal standing that concerns this rezoning request to be passionately AGAINST approval of the request. Think perhaps of future dormitories that may be built by Arizona Western College for on-campus resident students. It would be convenient for them for them to have small businesses within walking distance that would be providing services needed by such students. The referenced property was absolutely zoned B-1 with the distant future in mind. I strongly urge the City of Yuma Council to vote AGAINST the rezoning request. No! No! No!

Respectfully submitted,

Julian Villanueva  
A Yuma Citizen With Legal Standing

ATTACHMENT K  
AERIAL PHOTO

